

Addendum #2

Questions Received as of August 6, 2015

- 1. The RFP gives a breakdown of the unit mix by AMI, but it does not state the preferred unit configuration (e.g # of one-bedrooms, # of two-bedrooms, # of three bedrooms). Is there a preference?**

The Housing Authority did not specify a preferred unit configuration/mix, however, we remind the respondents that this RFP is to implement the Chicago-Linden Strategic Plan and improve the quality of life for residents of the Chicago-Linden area.

The Plan and appendices include information about existing development in the area, including household characteristics (pgs. 15-18). Please take this information into account when proposing unit configuration and mix.

- 2. The RFP site is within one half-mile of a major transit corridor, on University. As such, will there be a break for number of parking spaces since we can encourage the use of public transportation (a la Cap and Trade)?**

The City's Development Code provides instances where the number of required on-site parking spaces may be reduced. In all instances, a Parking Analysis will be required to evaluate existing neighborhood conditions and the impact to the adjacent neighborhood.

The Development Code can be accessed at: <http://www.riversideca.gov/municode/title19.asp>
Specifically refer to sections:

- Chapter 19.580
- Section 19.580.060(C) provides information regarding parking in Mixed Uses Complexes which may allow for a mixed-use parking credit with a parking analysis and proximity to a major transit corridor (Chicago & University Avenues).
- Article VIII: Site Planning and General Development Provisions, Chapter 19.545 - Density Bonus as it also discusses additional incentives that may allow for reduced parking.

3. **We expect that the adjacent development to the west will also have a requirement for parking and community space—especially if they are seeking tax credits. Is there any consideration that we can share the burden so that we maximize delivery of the RFP wish list?**

The Housing Authority has not considered this possibility to date. The Housing Authority is unable to determine whether the shared parking and community space would be supported until a Development Team and proposal for the subject site has been identified.

6. **Is there a willingness on the part of the City to advocate for project based vouchers on this project?**

This determination will be made after review of the proposals. If advocacy to the County of Riverside for an allocation of project based vouchers is a condition of the proposal, the respondent shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions as noted on pg. 9 of the RFP.

7. **Is there a preference to use 9% tax credit financing structure for this RFP?**

The Housing Authority does not have a preference as to the financing structure. It is up to the Development Team to identify funding sources and the most efficient leverage for any subsidy the Housing Authority may provide.